

By. 59-3-24 ✓ 56-81

THAT I, ROBERT COSGROVE
 of Waterville, Kennebec
~~(being on record)~~, for consideration paid, grant
 COSGROVE

County, State of Maine,
 to ROBERT COSGROVE and MARJORIE A.

of Waterville, Maine, Kennebec
 the land in Waterville, Kennebec

County, with quit claim covenant
 County, State of Maine.

010773

See, attached Exhibit A

NO TRANSFER
 TAX PAID

~~James A. Cosgrove and releases all rights by deed or and all other rights~~ ~~wife of said grantor~~

Witness my hand and seal this

5th

day of

May

19 87

Mark A. McDonough

Robert F. Cosgrove
 Robert Cosgrove

The State of Maine

KENNEBEC

ss.

May 5



1987

Then personally appeared the above named Robert Cosgrove

and acknowledged the foregoing instrument to be his free act and deed,

Before me,

David A. Cosgrove

Justice of the Peace - Attorney at Law - Notary Public

David A. Cosgrove

Comm expires 10/2/88
 1204 S QUITCLAIM DEED WITH COVENANT

A certain lot or parcel of land located on the westerly end of Prospect Street and on the easterly side of Lantern Lane in Waterville, Kennebec County, and said State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pin on the southerly side of Prospect Street, said iron pin marking a northwesterly corner of land now or formerly owned by Hughes as recorded in the Kennebec County Registry of Deeds in Book 1415, Page 176. Thence north sixty degrees forty-seven minutes fifty-five seconds west ($N 60^{\circ} 47' 55'' W$) along a parcel of land designated as lot #4 on a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987 and recorded on March 11, 1987 in the Kennebec County Registry of Deeds for three hundred two and zero hundredths feet (302.00'), more or less, to an iron pin. Thence south seventy-five degrees nineteen minutes twenty-one seconds west ($S 75^{\circ} 19' 21'' W$) along the land designated as lot #4 on the aforementioned plan for forty-one and five hundredths feet (41.05'), more or less, to an iron pin on the easterly side of Lantern Lane. Thence along the easterly line of Lantern Lane, following along a cal-de-sac with a radius of sixty feet (60'), and an interior angle of ninety-five and five tenths degrees (95.5°), for an arc length distance of one hundred and zero hundredths feet (100.00'), more or less, to an iron pin marking a southeasterly corner of land designated as lot #1 on the aforementioned plan. Thence north twenty-nine degrees fifty-four minutes twenty seconds east ($N 29^{\circ} 54' 20'' E$) along land designated as lot #1 on the aforementioned plan for one hundred fifty-seven and forty-seven hundredths feet (157.47'), more or less, to an iron pin on the southerly line of land now or formerly owned by Schmidt as recorded in the Kennebec County Registry of Deeds in Book 1244, Page 284. Thence south sixty degrees five minutes forty seconds east ($S 60^{\circ} 05' 40'' E$) along the southerly line of said Schmidt and along land now or formerly owned by Peters as recorded in the Kennebec County Registry of Deeds in Book 1086, Page 085 for two hundred thirty-six and twenty-six hundredths feet (236.26'), more or less, to an iron pin marking a northwesterly corner of land now or formerly owned by McDonough as recorded in the Kennebec County Registry of Deeds in Book 3060, Page 142. Thence south twenty-nine degrees six minutes fifteen seconds west ($S 29^{\circ} 06' 15'' W$) along the land of said McDonough for one hundred fifty-seven and four hundredths feet (157.04'), more or less, to an iron pin. Thence south sixty degrees fifty-one minutes forty seconds east ($S 60^{\circ} 51' 40'' E$) along the land of said McDonough to the end of Prospect Street. Thence in a southwesterly direction along the end of Prospect Street for fifty-seven and fifty-seven hundredths feet (57.57'), more or less, to the point of beginning.

The herein described parcel of land contains one and twenty-four hundredths acres (1.24), more or less, and is a part of the land conveyed to Robert Cosgrove from James L. Dean, III, Personal Representative of the estate of Isabelle E. Dean, said deed dated September 29, 1986 and recorded in the Kennebec Registry of Deeds, Book 3031, Page 251. Magnetic bearings and distances are from a plan entitled "Plan of Cosgrove Subdivision", Plan #E-87035, dated February 2, 1987, by Lionel Kelley and recorded in the Kennebec County Registry of Deeds and the herein described parcel of land is designated as the Cosgrove Home Lot on the aforementioned plan.

RECEIVED KENNEBEC SS.

1987 MAY 18 AM 9:00

RECORDED FROM ORIGINAL